



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

Memorandum

Date: February 17, 2016

To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment

From: Robert Price, Assistant Planner

Subject: **Meridian Land Services, Inc. (petitioner) and M. Robin Warren Revocable Trust (owner)** — Variance under Section 3.02 of the Zoning Ordinance to permit a two-lot subdivision with one of the lots having 40 feet of frontage whereas 250 feet is required. The parcel is located at 17 Knollwood Drive in the R-1 (Residential) and Aquifer Conservation Districts. Tax Map 6C, Lot 292-2. Case #2016-08.

The following information is provided to aid in your consideration of the above referenced cases. Additional background and application materials are included in your packet.

Background:

Map 6C, Lot 292-2 is located at 17 Knollwood Drive in the R-1 (Residential) and Aquifer Conservation Districts. The property is abutted by other residential uses and Town-owned land, and is serviced by municipal water and private septic.

The petitioner is seeking a variance under Section 3.02 of the Zoning Ordinance to permit a two-lot subdivision with one of the lots having 40 feet of frontage whereas 250 feet is required.

The lot proposed for only 40 feet of frontage currently contains an existing home and the home is accessed via Knollwood Drive, which is the public road where the frontage would be located. The other proposed lot would have frontage on Joppa Road and would be compliant with zoning requirements.

Standard of Review: It is the burden of the Petitioner to demonstrate that the five requirements for the granting of the variance under Section 3.02 of the Zoning Ordinance to permit a 2-lot subdivision with a lot containing 40 feet of frontage whereas 250 feet is required have been met.

Staff recommends, should the Board vote to grant the variance, that it be granted with the following condition:

- The applicant shall obtain subdivision approval from the Planning Board for the proposed 2-lot subdivision.

Cc: Zoning Board File

Correspondence

Ec: M. Robin Warren (rw@robinwarren.com)

Daniel Higginson (dbhigginson@meridianlandservices.com)

Fred Kelly, Carol Miner & Leslie Tejada, Building Department

Captain John Manuele, Merrimack Fire Department